

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

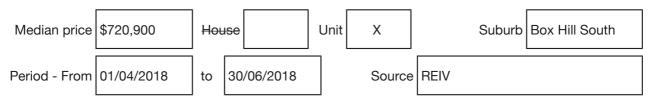
10/2 Cyril Street, Box Hill South Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$519,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	5/7-9 John St BOX HILL 3128	\$522,850	28/08/2018
2	8/355 Elgar Rd SURREY HILLS 3127	\$508,000	21/04/2018
3	210/33 Harrow St BOX HILL 3128	\$507,000	28/04/2018

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

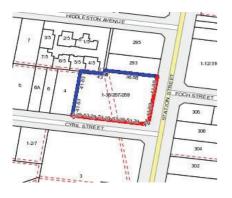
Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 10/2 Cyril Street, Box Hill South Vic 3128







Rooms: **Property Type:** Flat/Unit/Apartment (Res) Agent Comments

**Mitchell Boys** 9387 5888 0412 800 200 mitchellboys@jelliscraig.com.au

**Indicative Selling Price** \$519,000 **Median Unit Price** June quarter 2018: \$720,900

## **Comparable Properties**



5/7-9 John St BOX HILL 3128 (REI) **D** 1



Price: \$522,850 Method: Private Sale Date: 28/08/2018 Rooms: 3 Property Type: Apartment Agent Comments

Agent Comments



- 2

8/355 Elgar Rd SURREY HILLS 3127 (REI/VG)

Price: \$508,000 Method: Auction Sale Date: 21/04/2018 Rooms: 4 Property Type: Apartment



210/33 Harrow St BOX HILL 3128 (VG)



Agent Comments



Price: \$507.000 Method: Sale Date: 28/04/2018 Rooms: -Property Type: Strata Unit/Flat

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